



# City of Tempe

MINUTES FOR THE CITIZEN'S ADVISORY COMMITTEE  
(CAC) MEETING

April 23, 2001  
Library Board Conference Rm

## REPRESENTATIVES ATTENDING:

Rich Nolan  
John Kane  
Grady Gammage  
Bill Was  
John Benton  
Todd Marshall  
Cheri Edington  
Helen Stern

Jeff Cutberth  
Kirby Spittler  
Darin Sender  
Mike Patten  
Michael DiDomenico  
Chris Aulerich  
Ruben Valenzuela  
Kathryn Heffernan

## STAFF ATTENDING:

Roger Millar, OTAK  
Bonnie Richardson  
Ryan Levesque  
Grace Kelly

Scot Siegel, OTAK  
Fred Brittingham  
Arlene Palisoc

## • INTRODUCTIONS

### 1. THREE MAJOR CONCERNS ARE LAND USES IN THE ZONING ORDINANCE, COMPATIBILITY, AND STANDARDS AND PROCEDURES. WHAT ARE OTHER KEY ISSUES?

- We need to address structural problems with the ordinance, instead of breaking it down by section. It is not one section or area that is messed up, but it's the whole system. We need to identify big structural problems.
- Tempe messes up quasi-judicial and quasi-legislative system more than any other city. Variances go to city council along with rezoning and that is not legal. There is no use is permitted in C-2. Your zoning means nothing.
- When doing mixed use zoning, changed sections one by one, but not comprehensive.
- The intentional goal is to have a zoning ordinance that is useless. The goal should be to have a clear zoning ordinance that anyone can understand so they don't have to come in to city hall to find out the answer.
- Is there a need for a zoning ordinance. Is there some other vehicle? The notion seems antiquated.
- Need to have separation of uses. The notion has changed dramatically. The idea of mixing compatible uses is where it is headed.

- If you go into city hall with a project in CCD, they ask you to rezone it. They don't use it.
- We need to have a philosophy with a set of standards, where people can just build.
- Neighborhoods have documents in place, and we need to address problems, but we often see small insignificant cases at Planning and Zoning Commission and I wonder why we see them.
- Problem with infill is that an average size project is getting smaller. The process is geared toward large developments. The time and expense of a project of 50,000 S.F. is greater than a 500,000 S.F. project because of how the process is set up.
- Tool box will have problems and potential solutions.
- By the time you are done addressing engineering/ fire/refuse/retention standards with lot coverage of 50-80%, you can't solve on site retention. Need a trigger mechanism, e.g. under 2 acres, you are automatically required to do a PAD.
- Departments need to coordinate.
- You can change the regulations but the employees are used to doing it a certain way, they will keep doing it that way.
- Political and business leadership can change way it's been done.
- We agree, there have been good examples in Tempe.
- Tempe looks better than any other city in the valley. We need to look at what we are doing that is working. Do you tinker with the ordinance and codify it or do you make it a clearly discretionary process?
- In some cases, the codified option works, and for others the discretionary process is better.
- Staff does a good job of trying to consistently apply the ordinance.
- The vision is set in the General Plan. We have to start with General Plan and then write the code to make that happen.
- Does one size fit all in the zoning ordinance and the overlay districts?
- People say they like what they see. But the ones that are great wasn't because they followed the rules, but because they broke every one of them.
- How you design streets affects how you design buildings.
- Is it more important to glue a rock down or have a strong economic base? We need to look at the bigger picture.

- We are talking with all departments and stakeholders and reviewing other documents/regulations e.g. Design Review, Engineering Standards.
- We need to get really radical and fight all the battles we have to get there.
- Community should develop consensus through a process that is inclusive.
- There is this expectation of Tempe that it ought to be great and different.
- I believe the ordinance was crafted from one city's ordinance that the other cities and towns picked up and retro-fitted. There is a danger in picking up someone else's ordinance and copying it.